



## HB 2001

In an effort to help increase housing options, the Oregon Legislature recently enacted a new law requiring cities to allow more housing types in all single family zones.

*For more information on HB 2001 go to [olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/HB2001/Enrolled](https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/HB2001/Enrolled)*



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## HOUSE BILL 2001

**KEY PROVISIONS ABOUT  
FUTURE HOUSING OPTIONS**



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## MIDDLE HOUSING

House Bill (HB) 2001 was adopted by the Oregon Legislative Assembly in June 2019. The new provisions promote middle housing in order to increase the supply of diverse housing options for Oregon citizens.

Middle housing types include:

- Duplexes
- Triplexes (3 attached units)
- Quadplexes (4 attached units)
- Cottage Clusters
- Townhouses

## WHAT IT REQUIRES

HB 2001 requires that cities with populations over 25,000 allow for duplexes, triplexes, quadplexes, cottage clusters, and townhouses in zones that allow for single family homes.

## OTHER FACTS ABOUT HB 2001

- Prohibits cities from requiring owner-only occupied accessory dwelling units
- Disallows cities from requiring parking for accessory dwelling units

- Requires cities to allow for the collection of impact fees on new middle housing developments at the time of occupancy rather than at the time of permit issuance
- Allows cities to have site development standards (such as setbacks and lot coverage) for middle housing
- Provides cities until June 30, 2022 to adhere to new law (cities with populations of 25,000+)

## HOW MEDFORD COMPLIES TODAY

- ✓ Duplexes are allowed in most single family residential zones
- ✓ The City Council recently adopted an ordinance allowing cottage clusters
- ✓ Parking is not required for accessory dwelling units and owner-occupancy is not regulated
- ✓ Impact fees (System Development Charges) can be deferred to occupancy on all new housing

## FUTURE CHANGES

Medford will be considering changes to land use regulations to comply with HB 2001. This will include expanding where middle housing is allowed to create neighborhoods with a variety of housing options.